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Fact Sheet

The Children's Hospital Research Facility Expansion
332 Longwood Avenue
Roxbury

DEVELOPER	The Children's Hospital Corporation, 300 Longwood Avenue, Boston, MA
ARCHITECT	Ellenzweig Moore and Associates, Inc., 1280 Massachusetts Avenue, Cambridge, MA
SITE DESCRIPTION	South-east corner of Longwood Avenue and Binney Streets, within a proposed Planned Development Area (PDA). The PDA is comprised of the Hospital's campus bounded generally by Longwood Avenue, Binney Street, Shattuck Street and Harvard Medical School. One story structure is to be demolished.
PROJECT DESCRIPTION	Project - Addition to the existing Enders Research Laboratory, 142,800± square feet of new gross floor area, resulting in a PDA floor area ratio of just under 3. Above grade - fourteen floors, transfer level, mechanical space, roof structures, 225'±; two floors below grade. Exterior materials - primarily precast concrete and glass. Proposed principal use: research laboratories.
ESTIMATED CONSTRUCTION TIME	Fall of 1987 to early Summer 1990
PROJECTED NUMBER OF EMPLOYEES	Construction Jobs: 138 (average). Permanent: 300. Hospital is committed to comply with employment opportunity plans.
LINKAGE	Development Impact Project Contribution (estimate) $214,000
	Jobs Contribution Grant (estimate) = $42,800
	TOTAL = $256,800
ADDITIONAL PUBLIC BENEFITS	Widening of Binney Street and Longwood Avenue, at the corner of Binney Street are under

consideration. Longwood Avenue entrance designed to provide shelter for pedestrians waiting there.

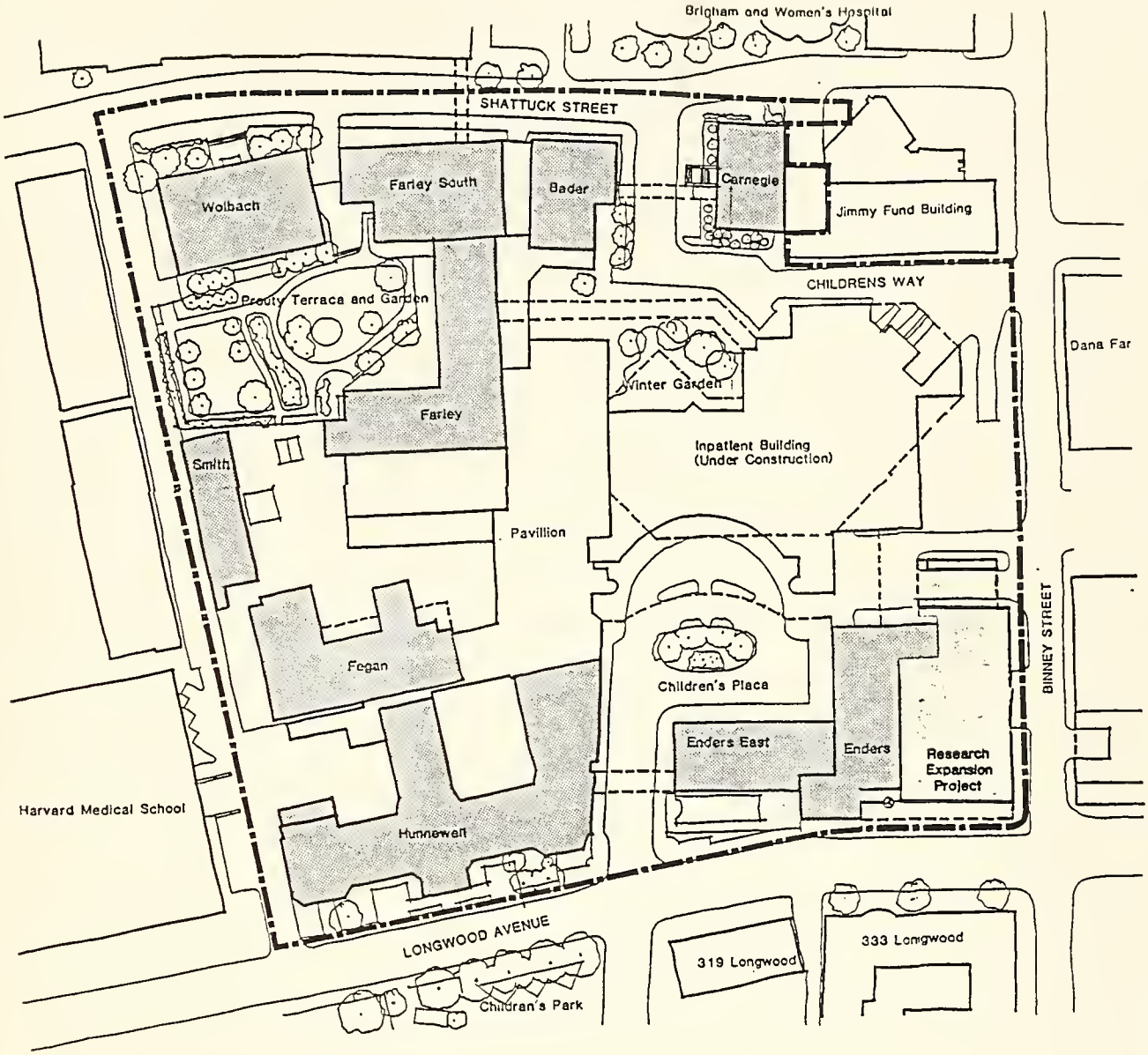
ZONING DEVIATIONS REQUIRED:

Yard along a part of Binney Street - 15' or modal depth required - 6'± provided (2' at air supply ducts)

Longwood Avenue Parapet Setback 6' to 22' required - 4'± provided.

Binney Street Parapet Setback 16' to 35' required - 6'± provided.

06/05/87



Proposed Planned Development Area

Children's Hospital • Boston

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